101.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,000 / 759,000
					USE VALUE:	759,000 / 759,000
					ASSESSED:	759,000 / 759,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS STEVEN
Owner 2:	
Owner 3:	
Street 1:	22 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALLANT ANNE P -
Owner 2:	TRUSTEE/GALLANT TRUST -
Street 1:	19 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,510 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10510.000	244,300		514,700	759,000
Total Card	0.241	244,300		514,700	759,000
Total Parcel	0.241	244,300		514,700	759,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.43 | /Parcel: 390.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 64986

GIS Ref

GIS Ref

Insp Date 09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 101.0-0002-0005.0

!8075!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,300	0	10,510.	514,700	759,000	759,000	Year End Roll	12/18/2019
2019	101	FV	203,400	0	10,510.	514,700	718,100	718,100	Year End Roll	1/3/2019
2018	101	FV	203,400	0	10,510.	441,200	644,600	644,600	Year End Roll	12/20/2017
2017	101	FV	203,400	0	10,510.	411,800	615,200	615,200	Year End Roll	1/3/2017
2016	101	FV	203,400	0	10,510.	352,900	556,300	556,300	Year End	1/4/2016
2015	101	FV	191,000	0	10,510.	316,200	507,200	507,200	Year End Roll	12/11/2014
2014	101	FV	191,000	0	10,510.	292,600	483,600	483,600	Year End Roll	12/16/2013
2013	101	FV	191,000	0	10,510.	279,000	470,000	470,000		12/13/2012

PRINT

Date	Time
12/10/20	22:39:47

LAST REV

Date	Time
10/03/18	14:16:32

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8075

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLANT ANNE P	1379-57		12/31/2009		460,000	No	No		
GALLANT JOHN A/	1121-189		1/18/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	64986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/1993	193	Manual	2,500					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
2/10/2009	Meas/Inspect	294	PATRIOT
11/17/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
7/29/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10510		Sq. Ft.	Site		0	70.	0.70	4									514,710						514,700	

Total AC/HA: 0.24128 | Total SF/SM: 10510 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,710 | Spl Credit | Total: 514,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99792004
Adj $ / SQ:	140.873
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354096
Depreciation:	109770
Depreciated Total:	244326

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

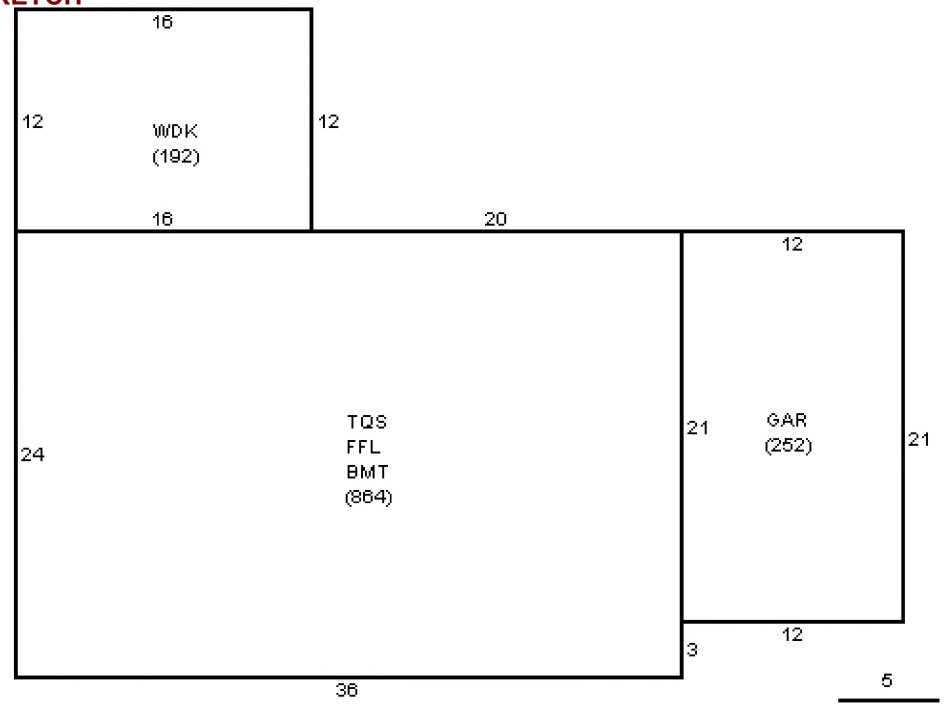
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.87
Special Features:	0	Val/Su Net:	86.63
Final Total:	244300	Val/Su SzAd	161.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	56.000	48,381
FFL	First Floor	864	140.870	121,714
TQS	3/4 Story	648	140.870	91,286
GAR	Garage	252	24.870	6,267
WDK	Deck	192	11.190	2,148

Net Sketched Area:	2,820			Total:	269,796
Size Ad	1512	Gross Are	3036	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	